FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Assessor's Number	USGS Quad	Area(s)	Form Number
19-43C	ORLEANS	J	EAS.195

Town/City: Town of Eastham

Place: *(neighborhood or village)*:
South Eastham

Address: 480 Dyer Prince Road

Historic Name: Mayo – Keene House

Uses: Present: single-family residence

Original: single-family residence

Date of Construction: ca. 1834

Source: deeds, censuses, vital records

Style/Form: Greek Revival/cape cod

Architect/Builder: unknown

Exterior Material:
Foundation: brick

Wall/Trim: wood clapboard & wood shingle/wood

Roof: asphalt shingle

Outbuildings/Secondary Structures:
shed

Major Alterations *(with dates)*:
Major additions on east and west ends, mid-20th c.

Condition: good

Moved: no ☒ yes ☐ **Date:**

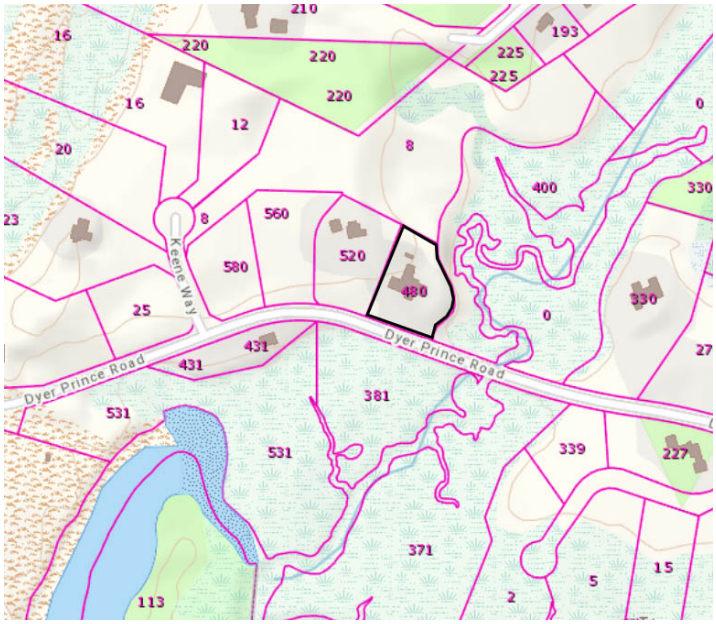
Acreage: 0.96

Setting: The property is located on a historic road among other 18th- and 19th-century houses. More recently, large lots have been subdivided with the addition of mid-20th-century dwellings. The property backs up on a salt marsh, Rock Harbor Creek and the Orleans town line.

Photograph

View from

Locus Map (north at top)



Source: Mass GIS Oliver Parcel Viewer

Recorded by: Kathryn Grover & Neil Larson
Larson Fisher Associates

Organization: Eastham Historical Commission

Date: June 2020

☐ Recommended for listing in the National Register of Historic Places.

ARCHITECTURAL DESCRIPTION

The Mayo - Keene House, built ca. 1834, is a story-and-a-half wood frame single dwelling with a side lobby or "half-cape" plan with a chimney behind the lobby for fireplaces in front and rear principal rooms. The three-bay front façade contains a doorway and transom on one side distinguished with an architrave with wide pilasters and a tall frieze transitioning into the Greek Revival mode and two 9-over-6 sash windows offset on the other side. A shallow cornice with a tall frieze board runs along the eave line. The plan is deeper than it is wide with broad gable ends with eaves tight to the walls. The westerly gable end is concealed by a later addition. The easterly end has two windows on the ground level and four in the upper section, two large ones in the center and smaller ones under the eaves. They all allear to be in their original locations. The building footprint on an 1930 subdivision plan pictured below indicates that the house had a kitchen wing, much like other "half capes" in the neighborhood, such as te Davis & Alice Smith House at 60 Dyer Prince Road (EAS.186). This section was removed a decade or so later when large wings were added to the ends and rear creating a large country house for which the historic house was preserved as an ornament on the front.

The house is situated on a one-acre lot subdivided from a larger tract and is fronted by a large lawn sloping down to the road. A driveway enters the eastern side of the frontage and leads up to the east wing of the house, which contains garages. The rear of the property is wooded.

HISTORICAL NARRATIVE

The earliest conveyance recorded for Robert Mayo (1793-1844) of Eastham was a mortgage on "1,016 feet of salt works, along with the salt house and salt mill and land these buildings occupied," deeded to Orleans physician Benjamin Seabury in January 1834. Mayo stated in the document that the parcel is "near my dwelling house" in Eastham, but he had been living in Orleans in 1820 and 1830. Thus the 480 Dyer Prince Road house was likely built between 1830 and 1834, though no deed has yet been located that transferred this parcel to Mayo. The mortgage was discharged in 1840.[1] Three weeks later, Mayo mortgaged the same salt works along with his house, barn, outbuildings, and six acres of land to Lewis Doane of Orleans. The deed excepted the salt works, salt mills, and salt stores belonging to Isaac Doane and heirs of Timothy Doane and half of the lamp black found on the parcel, reserved for neighbor Ephraim Higgins. In the earliest years Dyer Prince Road was sometimes called Lamp Black Road.

Robert Mayo was the son of Theophilus Mayo Jr. (1752-1839) and his second wife, Mercy Linnell, and was born in Orleans though his father had lived in Eastham in 1790 and was "of" Eastham when he married Linnell that same year. The 1840 Eastham census lists Robert in this neighborhood with six in his household. He died in 1844, and in 1845 Lewis Doane sold Mayo's real estate to his son Solomon H. Mayo (1820-83) for $115.45.[2] About ten days after his father died, Solomon Mayo married Phebe Gould of Eastham, and in 1850 he was living in South Eastham and working as a farmer. The household included his wife's children from her earlier marriage, Eunice and Robert, and the couple's infant son James. By 1860 Solomon Mayo had become a salt manufacturer—he had acquired more than 2,200 feet of salt works in three transactions in 1846 and 1864—and he and his wife lived on Dyer Prince Road with their daughter Mary J, born in 1850, and his mother-in-law Ruth Gould. In 1870 Mayo was working as a blacksmith.

Phebe Gould Mayo died in 1871, and two years later Solomon Mayo married Elvira Penniman, daughter of Daniel and Betsey Penniman of Eastham. The 1880 Eastham map labels the house "S. Mayo," and the census clearly shows the couple in the neighborhood, in a house by themselves. Solomon H. Mayo died suddenly in 1883, and the next year his widow sold 480 Dyer Prince Road, by then a 25-acre parcel, to Benjamin Dyer Prince (1848-1923). Born in Truro, Prince was the son of James and Chloe Rich Prince, and after his mother's death in 1851 his father married Betsey F. Higgins, daughter of Ephraim and Deborah Young Higgins of 73 Dyer Prince Road (EAS.187). Prince had grown up in his parents' household at 101 Dyer Prince Road and

[1] Robert Mayo to Benjamin Seabury, Orleans, 3 January 1834, BCD 13:145; Benjamin Seabury, Charlestown, to Robert Mayo, 4 November 1840, BCD 25:438.
[2] Robert Mayo to Lewis Doane, Orleans, 27 November 1840, BCD 25:439 (mortgage deed); Lewis Doane, Orleans, to Solomon H. Mayo and Lydia Mayo, administrators estate Robert Mayo, 21 April 1845, BCD 47:111.

had begun his working life as a seaman, but by 1875 he had moved to Attleboro and entered that city's jewelry trade. His wife Estella Phillips died in 1881, and Prince probably returned to Eastham when he acquired 480 Dyer Prince Road in 1883.

The 1900 and 1910 censuses list Benjamin D. Prince as a farmer alone in his household, and the 1905 Eastham map attaches his name to 480 Dyer Prince Road house. The 1920 census describes Prince as a truck farmer. He died in January 1923, and a year later James Bradley Steele, his neighbor and the administrator of his estate, sold 480 Dyer Prince Road to Dwight E. Timmerman of Canton. Timmerman, an insurance broker, may have occupied the house seasonally and was probably a sportsman: when he sold the property in February 1930 to Ward F. Porter of Malden the deed conveyed all the furniture and furnishings in the house "except ducks, duck decoys, and geese decoys."[3] Porter, a Boston attorney, owned 480 Dyer Prince Road for only two years, but in 1930 he platted an 87-lot subdivision bordering the bay and Rock Harbor Creek. In 1932 Porter sold an acre lot with the 480 Dyer Prince Road house on it to Henry W. Keene of Hingham, and in 1837 he sold Keen's wife Julia Quincy Keene part of two lots, a gunner's camp, and most of the rest of the subdivision, all on the south side of Dyer Prince Road.[4] Much of the property, including the house, remained in the Keene family until 1990.

Henry William Keene was born in Lynn in 1878 and was first a shoe salesman, then a manufacturer of metal taps, and then a sales representative for the Boston firm National Cap and Seal Company, which made bottle caps. He married Julia Quincy of Boston in 1906, and the couple had two children—Caroline, born in 1907, and Henry William Jr., born in 1910. In 1958 Julia Quincy Keene reconfigured the former subdivision into three large lots and registered the plan in state land court. Henry W. Keene and his wife died in 1969, and the property passed to daughter Caroline, who by 1940 had married farm machinery agent Carl Wilson Harris (1904-1978). In 1971 she was living in Sarasota, Florida, when she placed the property in trust in the hands of her children Carl W. Harris Jr. and Caroline H. Baldwin. In 1990 they sold the 480 Dyer Prince Road parcel to Alfons A. and Jacquelin T. Duffek of 120 Bridge Road. The owners of record in 2020 are Timothy F. and Charlyl A. Long of Singapore, who acquired it in 2014.[5]

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[3] James B. Steele, Orleans, administrator estate Benjamin D. Prince, Eastham, to Dwight E. Timmerman, Canton, 25 January 1924, BCD 399:597; Dwight E. Timmerman, Canton to Ward F. Porter, Malden, 15 February 1930, BCD 469:406.
[4] Ward F. Porter, Malden, to Henry W. Keene, Hingham, 17 November 1932, BCD 492:170; Ward F. Porter, Malden, to Julia Quincy Keene, Hingham, 10 September 1937, BCD 529:413; "Plan of Land of Ward F. Porter, Eastham Mass," April 1930, BCD 56:19.
[5] Commonwealth of Massachusetts Land Court in re: petition 28883 of Julia Quincy Keene, Hingham, 20 January 1960, Certificate 24534; Caroline K. Harris, Sarasota FL, to Caroline H. Baldwin and Carl W. Harris Jr., trustees Harris Family Realty Trust, 19 February 1971, Certificate 50789; Caroline H. Baldwin, Hingham, and Carl W. Harris Jr., Hingham, trustees Harris Family Realty Trust. to Alfons A. and Jacquelin T. Duffek, 120 Bridge Road, 28 September 1990, Certificate 121844; Jacquelin T. Duffek, 120 Bridge Road, to David and Traute E. Bushley, Weston CT, 3 October 2001, Certificate 163008; David and Traute S. Bushley, 480 Dyer Prince Road, to Timothy F. and Cheryl A. Long, Singapore, 10 September 2014, Certificate of Title 204588. The 480 Dyer Prince Road house is depicted on Lot 1 of "Plan of Land in Eastham," December 1958, Land Court Plan 28883-A, and is on Lot 6 on "Subdivision Plan of Land in Eastham," 30 January 1990, Land Court Plan 28883-B.

MAPS

Rogers, Josiah, Elijah Knowles, and Simeon Kingman. A Map of Eastham. 1795.

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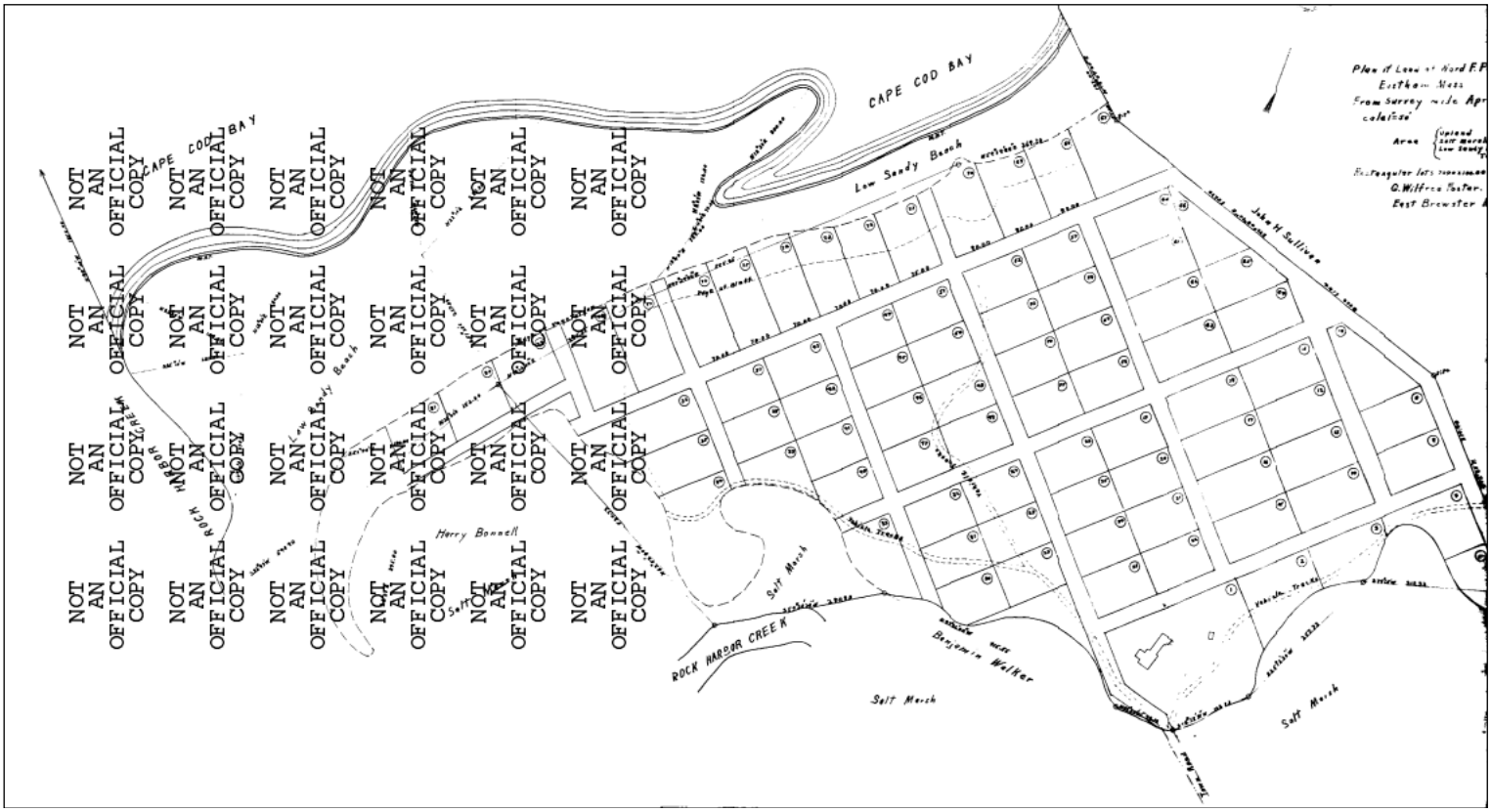
SUPPLEMENTARY IMAGES



The 1930 Porter subdivision plan depicts the house at 480 Dyer Prince Road on Lot 1 (BCD 56:19).

PHOTOGRAPHS

(credit Larson Fisher Associates, 2019 unless otherwise noted)

View from SW.

View from SE.